



City of Worcester

Conservation Commission Meeting Agenda

Monday, July 25, 2016

Worcester City Hall, 455 Main Street, Levi Lincoln Chamber, 3rd floor at 5:30 P.M.

Commission Members

Joseph Charpentier – *Chair*
Peter McKone - *Vice Chair*
Amanda Amory
Jordan Berg Powers
Henry Fields

Contacting the Commission

Division of Planning & Regulatory Services serves as the Commission's staff.

- **Address:** City Hall, 455 Main St, Room 404, Worcester, MA 01608
- **Hours:** M-F 8:30am-2:00pm
- **Phone:** 508-799-1400 ext. 260
- **Email:** planning@worcesterma.gov

The Conservation Commission is committed to ensuring that its public meetings are accessible to people with disabilities. Should you require auxiliary aids, services, written materials in other formats, reasonable modifications in policies and procedures, please call 508-799-1400 x260 in advance of the scheduled meeting.

Division of Planning & Regulatory Services

Our Mission:

To provide credible, timely, and accessible data and analysis for decision-making and problem solving for land and programmatic development

Division Staff:

Stephen S. Rolle, Assistant Chief
Development Officer
Domenica Tatasciore, Chief Planner
Luba Zhaurova, Sustainability Proj. Mgr.
Michelle M. Smith, Senior Planner
Michael Antonellis, Planning Analyst
Deborah Steele, Prin. Staff Assistant
Marlyn Feliciano, Staff Assistant III

Upcoming Meetings

August 15, 2016
September 12, 2016
September 26, 2016
October 24, 2016
November 14, 2016
December 12, 2016

Call to Order: 5:30 pm

Approval of Minutes: 3/14/2016

Requests for Continuances, Postponements, Withdrawals:

Public Hearings:

Unfinished Business – Requests for Determination of Applicability:

1. 457 Granite Street (MBL 45-003-00032) (CC-2016-016)

Application: Request for Determination of Applicability
Applicant: Haimnotha Mandaen Community Organization
Project: To seek determination as to whether or not the proposed work to remove vegetation, woody debris, and trash and to move rocks to the north & south of the existing stream and to install a perimeter fence on property located at 457 Granite Street is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal may occur within: the 25' riverfront area; along the bank of the stream; the 100' buffer zone associated with the bank of an unnamed perennial stream and/or any associated bordering vegetated wetlands; and within the stormwater protection zone

Constructive Grant Deadline: WPA –7/25/2016; WPO – n/a

Unfinished Business – Notices of Intent:

2. 150 Blackstone River Road (MBL 31-022-00003)(CC-2016-028)

Application: Notice of Intent
Applicant: 150 Blackstone River Road, LLC
Project: Project Phase III which includes: the construction of off-street parking areas; the demolition of existing utilities and pavement; site grading; installation of a new drainage system and utilities; and related site work and dewatering activities associated with construction activities on property located at 150 Blackstone River Road and associated with a re-constructed building (previously approved as part of Phase II per CC-2016-015)
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within: bordering land subject to flooding, the 100' buffer zone, and the 25' riverfront area - each associated with the bank of the Blackstone River; within the bank of the Blackstone River; and within the Stormwater Protection Zone

New Business – Requests for Determination of Applicability:

3. 27B Pineland Avenue (MBL 41-036-042-3) (CC-2016-035)

Application: Request for Determination of Applicability
Applicant: Nassrin Haghanizadeh
Project: To seek determination as to whether or not the proposed work associated with the demolition of the existing fire-damaged residential structure, along with associated site work, on property located at 27B Pineland Avenue is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100' buffer zone, associated with the Bank of Flint Pond and/or its associated wetlands, and partially within Bordering Land Subject to Flooding
Public Hearing Opening Deadline: WPA – n/a; WPO – 8/19/2016
Constructive Grant Deadline: WPA – 7/26/2016; WPO – n/a

4. Portions of the Mill Street Right-of-Way (adjacent to Midgely Avenue & 520 Mill Street) and 486 Chandler Street (Worcester State University Campus) (CC-2016-039)

Application: Request for Determination of Applicability
Applicant: Wendy Truhanovitch of F.I.R.M. Racing
Project: To seek determination as to whether or not the proposed work/area associated with the dispersal of corn-starch powder associated with the "Splash of Color 5k" and related activities, within portions of the Mill Street right-of-way and on property located at 486 Chandler Street, is subject to the Commission's jurisdiction.
Jurisdiction: The Massachusetts Wetlands Protection Act & the City of Worcester Wetlands Protection Ordinance – The proposal may occur within the 100' buffer zone associated with the bank of an unnamed stream and/or bordering vegetated wetlands associated therewith and/or within the stormwater protection zone
Public Hearing Opening Deadline: WPA – n/a; WPO – 8/20/2016
Constructive Grant Deadline: WPA – 7/27/2016; WPO – n/a

New Business – Notices of Intent:

5. 0 & 9 Hemans Street and part of 40 Milton Street (MBL 09-030-007-2, 09-030-00009 & 09-030-00004) (CC-2015-055)

Application: Notice of Intent
Applicant: John Boggia of JNBB, LLC
Project: The demolition of the existing structure on-site and the construction of three multi-family high-rise dwellings (a total of 93 dwelling units) and associated off-street parking along with related grading, utilities, and site work
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – n/a; WWPO – 7/25/2016

6. 148 Moreland Street (MBL 25-045-04R-1) (CC-2016-022)

Application: Notice of Intent
Applicant: Anthony Romeo
Project: To construct a single family detached dwelling and driveway, along with associated site work, grading, utility and drainage, on property located at 148 Moreland Street.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the 100 ft. buffer to a bordering vegetated wetland, associated with an unnamed intermittent stream, and within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 7/25/2016; WWPO - 7/25/2016

New Business – Notices of Intent:

7. 0 (aka 42), 0 (aka 30), & 20 Quinsigamond Avenue (MBL 05-022-01+02, 05-022-0102A, & 05-022-0102B) (CC-2016-029)

Application: Amendment to an Order of Conditions
Applicant: NSTAR Gas Company d/b/a Eversource Energy
Project: An Amendment to an Order of Conditions with the Worcester Conservation Commission for the clean-up/remediation (e.g. excavation, processing, and disposal) of hazardous materials (e.g. contaminated soil, water, and debris), in compliance with the requirements of the Massachusetts Contingency Plan, along with site work associated therewith, on property located at 0 (aka 42), 0 (aka 30), & 20 Quinsigamond Avenue. The applicant seeks to amend the current Order to include an additional property - located at 0 (aka 42) Quinsigamond Avenue – to the scope of work along with ancillary changes to the proposed work.
Jurisdiction: The Massachusetts Wetlands Protection Act and the City of Worcester Wetlands Protection Ordinance – The proposal shall occur within bordering land subject to flooding and the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – 7/25/2016; WWPO - 7/25/2016

8. 0 (aka 71A) Pullman Street (MBL 23-01A-51R-1) (CC-2016-036)

Application: Notice of Intent
Applicant: Prime Wellness Centers, Inc.
Project: Construction of a ~4,500 SF commercial structure, proposed to be used as a medical marijuana dispensary, with associated off-street parking, grading, utilities, and drainage, along with associated site work, on property located at 0 (aka 71A) Pullman Street.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone
Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/20/2016

9. 210 (aka 206 & 208) West Street (MBL 20-039-0000A) (CC-2016-037)

Application: Notice of Intent
Applicant: Worcester Polytechnic Institute
Project: The removal/demolition and re-configuration of the existing parking and loading area, including related pedestrian amenities, along with associated changes to grading, paving, landscaping, utilities, and drainage, and related site work, on the northeastern portion of property located at 210 (aka 206 & 208) West Street (near Higgins House).
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone.
Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/20/2016

10. 120 (aka 200) Institute Road & 210 West Street (MBL 20-038-00001 & 20-039-0000A) (CC-2016-038)

Application: Notice of Intent
Applicant: Worcester Polytechnic Institute
Project: Demolition of the existing building (Alumni Gym) and related site infrastructure and the construction of a new structure (Foisie Hall) along with associated modifications to pedestrian and vehicular amenities, grading, drainage, utilities, landscaping, and related site work on the northeastern portion of the property located at 120 Institute Road & the southerly portion of 210 West Street.
Jurisdiction: The City of Worcester Wetlands Protection Ordinance – The proposal shall occur within the Stormwater Protection Zone.
Public Hearing Opening Deadline: WPA – n/a; WWPO – 8/20/2016

Other Business:

11. Informal Presentation of proposed improvements associated with Crompton Park Phase 3 – Basketball Program - by City of Worcester DPW&P

12. Informal Presentation of proposed improvements associated with Green Hill Park Vietnam Veterans Memorial - by City of Worcester DPW&P

13. Extension of Time Request for Order of Conditions for Treatment of Indian Lake & Little Indian Lake (349-678)

14. Violation Update for 21 (aka 29) Quaboag Street (fka CC-EO-2016-001)

Other Business:

15. Enforcement Order Updates:

- a. Arboretum Village Estates (CC-EO-2016-002)
 - i. Turbidity Sampling Results from May 2016; from EcoTec, Inc.; received 6/9/2016.
 - ii. Response to MassDEP's 5/31/2016 Request for Information regarding an Administrative Consent Order with Penalty (ACOP) for Arboretum; from Arboretum Village, LLC; received 6/20/2016.
 - iii. Bittersweet Boulevard – Discharge and Wetland Inspection for Arboretum Village LLC; from EcoTec, Inc.; received 7/8/2016.
- b. Goldthwaite Road (Burncoat Gardens Phase I & V) (CC-EO-2015-007)
- c. 604 Burncoat Street (aka Burncoat Heights) (CC-EO-2015-011)
- d. 0 Granite Street – Broadmeadow Brook (CC-EO-2016-003)
- e. 128 Alvarado Avenue & 100 Nonquit Street (CC-EO-2016-004)

16. Requests for Certificate of Compliance:

- a. Burncoat Meadows (aka Matteo Street & Adelaide Circle) – Partial for lot 36 (aka 10 Matteo Street) (CC-1988-103)
- b. 125 Olean Street (CC-2004-34 & DEP #349-800)

17. Communication:

- a. Notice of approval of Providence & Worcester Railroad Company's 2016-2020 Vegetation Management Plan (VMP) per 333 CMR 11.00; from Tec Associates; received 6/30/2016.
- b. Construction Report & Turbidity Monitoring data for 10 Iroquois Street, 0 (aka 12) Quissett Street and 48 & 50 Wamsutta Avenue (per Order of Conditions for CC-2015-039); from EcoTec, Inc.; received 7/5/2016.
- c. Notice of Mechanical Vegetation Maintenance Activities associated with the Tennessee Gas Pipeline Company; from Hatch Mott MacDonald; received 7/8/2016.
- d. Notice of Issuance of Drought Watch by Massachusetts Executive Office of Energy and Environmental Affairs relative to the Wetlands Protection Act; from MACC; received 7/8/2016.
- e. Notice of Issuance of Drought Watch by Massachusetts Executive Office of Energy and Environmental Affairs relative to the Wetlands Protection Act; from MassDEP; received 7/8/2016.
- f. Notice of License Application Pursuant to M.G.L. Ch. 91 – Waterways License Application Number W16-4720 and Public Comment Period re: Blackstone Gateway Park Project; from BSC Group, Inc.; received 7/15/2016.
- g. Notice of Treatment for Crystal Park Pond; from Solitude Lake Management, Inc.; received 7/19/2016.
- h. Lake Avenue Pump Station Area Sewer Rehabilitation Project Update (CC-2015-031); from DPW&P; received 7/20/2016.

18. Issuance of Emergency Certification for Morgan Park Boat Ramp Repairs

19. Discussion regarding Declaration of Drought Watch

20. Review of Proposed Revisions to the Order of Conditions Special Conditions Template

21. Update Regarding Electronic Submissions & Process for Amending the Wetlands Protection Regulations

22. Consideration of Potential Property Acquisitions (via Tax Title Foreclosure):

- a. 0 Parsons Hill Drive (MBL 56-019-0017A)
- b. 64 & 66 Rockrimmon Road (MBL 47-007-10-12 & 47-007-00013)

23. Update regarding Conservation Restriction Amendment for Donker Farm

24. Discussion of Special Conditions and Issuance of Orders of Conditions

25. Signing of Decisions

- a. Request for duplicate signature page for Order of Conditions for 0 Greenwood Street (CC-2016-027)

Adjournment